

Woodlea Cottage, 43 St Leonards Road, Forres, IV36 1DW



We are delighted to offer this two bedroom semi-detached Cottage situated in a desirable residential location of the picturesque town of Forres

SEMI-DETACHED COTTAGE

TWO BEDROOMS

DESIRABLE RESIDENTIAL LOCATION

FRONT & REAR GARDENS

DRIVEWAY

DOUBLE GLAZING

GAS CENTRAL HEATING

BUILT IN 1824

CONSERVATION AREA

COUNCIL TAX BAND B

EPC RATING E

F146

**Offers Over
£165,000**



This immaculately presented property benefits from Double Glazing and Gas Central Heating. The good sized accommodation comprises: Entrance Vestibule, Lounge, Kitchen/Diner, Two Bedrooms, Bathroom, front and rear Gardens, Two Timber Sheds and Driveway. All the white goods are included in the sale.

The cottage is set in an enviable location and is in walk-in condition throughout. It would make a lovely home and an internal viewing is highly recommended.

The front door opens to a bright and airy vestibule/hallway which leads off to all of the ground floor accommodation. The Kitchen is a very modern and spacious room with large window to the rear providing a lovely view over the garden and has been fitted with stylish base units in cream, wooden worksurfaces, contrasting vinyl effect flooring and mosaic tiled splashback to the walls, all of which are finished to a high standard. There is ample room for a family dining table to necessitate all of your informal dining requirements. The Lounge is another beautifully presented room with two shelved alcoves providing a lovely display area and there is a wood burning stove to the centre of the room incorporating a hardwood surround creating a delightful focal point. There is also a large window to the front allowing natural light to flood in. The second Bedroom can also be found on this floor.



On the upper floor can be found the principle Bedroom which is a good sized room with built in double wardrobes providing ample storage facilities and sky light to roof creating a bright and airy feel. Also on this floor can be found a large family bathroom which is fitted with a white three-piece suite in white, heated towel rail, shower over bath and a fitted shower screen.



Outside the property there is a gravelled driveway with slabbed area to the front, offset with a selection of mature bushes and shrubs. To the rear is a privately enclosed garden laid to slabs for ease of maintenance. Two timber sheds.

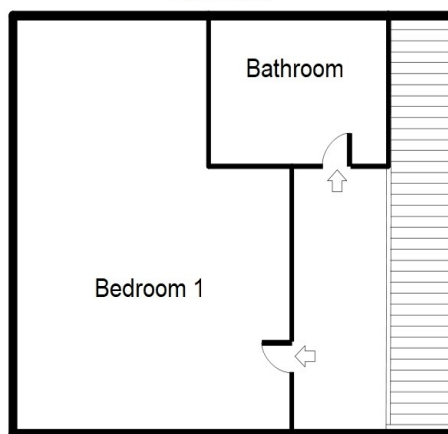
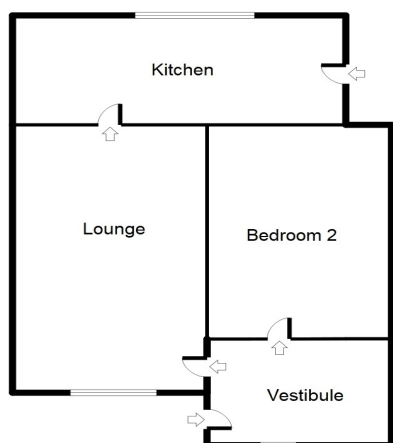
If you are thinking of selling your property, we would be delighted to offer a free valuation. Please contact us on 01309 673836

- Vestibule/Hall (at widest): 3.87m x 2.28m (12'8" x 7'5")
- Lounge: 4.68m x 3.53m (15'4" x 11'7")
- Kitchen/Diner: 4.11m x 2.64m (13'6" x 8'8")
- Bedroom 1: 4.83m x 3.56m (15'10" x 11'8")
- Bedroom 2: 2.53m x 2.00m (8'4" x 6'7")
- Bathroom: 2.65m x 2.08m (8'8" x 6'10")



Ground Floor

First Floor



SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY

The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller or the agent.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Any measurement, usage or description of the property should be taken as a guideline only and the existence of any Building Warrant/Planning Permission should be verified prior to purchase.